

Minutes of Tuesday, April 5, 2011, CTEC Meeting

The meeting of the Chatham Township Environmental Commission convened at 7:32 pm on Tuesday, April 5, 2011, Township Municipal Building. In attendance were CTEC members S. Carroll, P. Collington, F. Esposito, S. Krishnan, D. Stillinger, and Don Travisano,

CTEC'S PURPOSE: to undertake projects and make recommendations concerning the protection or use of natural resources, including water resources, located within or directly affecting Chatham Township.

OPEN PUBLIC MEETING STATEMENT -- The meeting schedule for 2011 is posted on the main bulletin board at the Township municipal building and mentioned on the Chatham Township website at www.chathamtownship.org. It has been sent to the Chatham Courier and Daily Record newspapers. The public is cordially invited to attend all meetings, join the discussions and participate in projects.

The Chatham Township Environmental Commission's goal is to provide a responsible environmental viewpoint to Township committees and boards and to undertake projects with a strong educational component in order to inform officials and residents about constructive actions that can be taken to preserve the environment.

CTEC and Green Team minutes from March 1, 2011 were approved, motioned by F. Esposito and 2nd by S. Carroll, with all in favor.

CTEC AND GREEN TEAM MEETING DATES FOR 2011 AND JANUARY 2012.

Every first Tuesday except no meeting in July. Chatham Township municipal building 7:15 PM: Apr 5, May 3, Jun 7, July no meeting, Aug 2, Sep 6, Oct 4, Nov 1, Dec 6 in 2011, and second Tuesday, Jan 10, 2012.

GREEN TEAM MEETING (7:32-8:40) S. Carroll, Green Team Chair

Discussion took place regarding Natural Resources Inventory Action (NRI) which needs updating. This can be done by Commission members or by a professional. Green Team can receive 20 Sustainable Jersey points for up grading (NRI). (Steve, Dot, Shankar, Pat) agreed to meet on April 18 for further discussion.

Commission members discussed the presentation of the Green Team recruitment meeting for the public, to be held on Tuesday, April 12, 7:30 PM at the municipal building. The presentation consists of sustainable actions which many be accomplished to receive Sustainable Jersey points. K. Abbott is preparing a questionnaire to assist volunteers in picking an action that would suit them.

EECBG (Energy Efficiency and Conservation Block Grants) coming to an end. Chatham has a pending grant with them and is waiting on status. D. Stillinger will check into the paper work at town hall.

APPLICATION/ENVIRONMENTAL PERMIT REVIEW

NEW. FAIRMOUNT AVENUE & JOHNSON DRIVE. 3-4-11. Block 38, Lots 44 & 45. Primavera Parkview, LLC. R-3 (half-acre) zone. Application to Planning Board for 2 lot minor subdivision on corner of Fairmount and Johnson. Currently one house on the two lots. Propose to change lot lines so one lot fronts on Johnson Drive and one on Fairmount instead of both fronting on Fairmount as they do now. Currently there are 93 trees over 6", will remove 49. Proposed new lot 44.01 will have 3,423 SF usable lot area (7,000 required) - both current lots have about 7,000 SF usable lot area. Question - why change lot lines when both lots now have required usable lot area? Both proposed lots will have municipal water and sewers, and both proposed lots appear to be well under the allowed impervious coverage. EC should ask Planning Board to require a 30 foot wide conservation easement on the upper sloped area (15-25% slopes) along the west property line on the proposed two new lots. This application should be about tree and slope conservation. Commission reviewed plans and concluded that there are a lot of trees to be removed, try to preserve slope. This should have a sight visit, CTEC to make comment after sight visit. One lot is unbuildable.

NEW. LONGVIEW/FENIX. 2-2-11. Block 32 Lots 2, 6 and 8, Block 33, Lots 1, 14, 17 and 20. Ronald Gunn. Longview Road. R-3 (half-acre) zone. Application to Planning Board for 7 lot major subdivision on Longview Road. Propose to subdivide existing upper 4 lots into 7 lots. Requesting C (2) hardship variances for disturbance of steep slopes, height of structural retaining walls. Three of the current 4 upper lots have 25% slopes on less than a fifth of the lot. Proposed lots will be sewerred; there is a utility easement across an off-site lower lot to provide sewer access. The EIS prepared by PK Environmental is quite good and better than most that are reviewed by CTEC. Two nearby homes are on septic and one

home is on well water. 156 trees over 12" in diameter including at least 9 of 30" or more in diameter are proposed to be removed.

- Suggest that the request for no sidewalks be granted on condition that a bicycle lane be striped on Longview and Mountainside.
- Suggest that a walking trail easement from Susan Drive to Longview Avenue along the eastern property line of proposed lot 20 be given to the Township.
- Suggest that the detention basin be over-engineered (enlarged, deepened) and that there be an agreement allowing Chatham Township to correct basin maintenance deficiencies and bill the homeowners if deficiencies are not corrected by the homeowners association.
- Suggest that Planning Board require a conservation easement on the 3 vacant lots down slope from Longview (B 32, L 2, 6, 8), which have steep slopes over 25% on more than half of each lot and which are not proposed to be subdivided or developed to make sure on-one can build on them.
- Suggest that the cul-de-sac be eliminated thus saving at least 10 trees.
- Suggest design of detention basin be altered to save more of the proposed 16 trees to be removed.
- Suggest the number of the 45 trees to be removed in the roadway be reduced.

PENDING. Verizon Wireless. 11-16-10. Block 48.14 Lot 110 (the Gazebo lot on Southern Blvd.) Application to Board of Adjustment for use, setback and height variances to erect antennas on an existing PSE&G tower. NJDEP has granted a GP#2 (work on utility lines) for disturbance of 510 s.f. of wetlands near the rear of the parking lot to put a utility line underground, and there will be a non-staffed equipment shed that will be visited for maintenance once a month. Applicant has obtained all required documents from NJDEP and US Fish & Wildlife Service. In 2009 Township Forester John Linson commented, "If it (the equipment shed) looks like a disguised wireless equipment shelter, it will permanently diminish the aesthetic value of the park. If the building is redesigned to fit the park, few people will ever notice it." Suggest CTEC send a memo to Board of Adjustment suggesting careful shed design, monitoring of work to ensure wetlands are not disturbed beyond that allowed, submission of landscape plan for revegetation in area of disturbance with a provision of no use of herbicides in any future vegetation maintenance. CTEC memo will be sent when the application is deemed complete, shed not needed.

PENDING. General Permit application for expansion of pavement and buildings, 10-5-10, Metro PCS New York LLC, Block 48.16, Lot 117.27, 401-405 Southern Blvd. (DPW area.) Presumably for installation of cell antennas and infrastructure at the existing PSE&G transmission tower. Site previously inspected for another cell antenna application, no issues noted. Might be worth checking again.

PENDING. Rolling Knolls Superfund site at the end of Britten Road. No updates known of.

CLOSED. Application approved by Planning Board. No time to comment, although CTEC has no comments to add. East Park Builders. 1-10-11. Block 54, lot 2. Zone R-3 (1/2-acre residential), 35 Mountainview Rd. Application to Planning Board for subdivision of property into 2 lots, requesting C variance (hardship). Current lot is 32,373 sf, propose one lot of 16,421 sf and one lot of 15,953 sf. A half-acre is about 20,000 sf. Total impervious cover would be almost 1 1/2 times current, will remove 7 large trees. Slopes over 25 % - 1,180 sf will be disturbed but only 500 sf permitted. Slopes between 20-25% - 1,141 sf will be disturbed but only 293 sf permitted. Slopes between 15-20% - 2,824 sf will be disturbed but only 1,094 sf permitted. No wetlands or transition areas.

CLOSED. Application approved. Gunn. 7-22-10. Block 8, lot 4, Gunn. 28 Ormont Road. R-3 zone. Application approved by Board of Adjustment for steep slope, front & rear yard variances to construct a single family dwelling. CTEC memo to Board of Adjustment was sent. Application has been scaled back slightly, drywell moved farther away from the rear property line, retaining wall is now in 3 sections and is only 10 feet from the house, 17 trees proposed to be removed instead of 24, Township Engineer John Ruschke is requiring construction to be in 6 phases with inspection after each.

REPORTS

Planning Board report. No report.

Township Committee report. Nothing new as per K. Tubbs. (D. Stillinger)

Open Space Committee report. D. Travisano & (D. Stillinger) – Morris Cty park director, Dave Helmer, attended most recent meeting, he is aware of Open Space opportunities in town. Site walk at a potential property acquisition should happen next month. All are welcomed to attend a proposed new property acquisition, site visit within the next month.

Community Education and Outreach Committee report. P. Collington, K. Abbott. – working on requirements necessary for \$25,000 grant. Unveiling of rocket composter. Free compost workshop, Saturday, April 9, 10:30-11. Working on new grant projects/applications. Assisted girl scouts with projects.

Recycling Committee report. P. Collington –

Communication (Website) Committee report. F. Esposito – Commission discussed and a motion was made by S. Carroll, 2nd by D. Travisano to change the Website committee to the Communications Committee. Commission members felt that the website committee goes beyond the web in terms of communicating. D. Travisano spoke regarding the use of twitter and other forms of social networking to share current and upcoming events. Don would post the twittering. Commission members would like to look into attorney approval.

DISCUSSION/ACTIONS

- Discuss for possible approval a model conservation easement agreement. D. Stillinger, L. Caprioglio.
- F. Esposito motioned to approve the establishing of a model conservation easement agreement, D. Travisano 2nd, with all in favor.
- NRI revision - each Commission member could take 2 chapters to review and revise. D. Stillinger. – Meeting April 18 to discuss process. (Dot, Shankar, Steve, Pat)
- Form a Communications Subcommittee? D. Travisano. – Website Committee name changed to Communications Committee
- Parking lot expansion at Chatham High School - proposed 28,000 sq ft, \$500,000 parking lot addition on what is now "Chestnut Field" (behind CHS in beyond left field of CHS Varsity Baseball Field). P. Collington to draft a memo expressing concern over parking lot expansion. F. Esposito motioned to accept memo, D. Travisano 2nd, with all in favor. Memo to be email to commission members for edits.
- PSE&G's proposed power line upgrade. About 2.5 miles are in Chatham Township. Of the 15 towns along the route Chatham Township has the second-longest run, after Livingston's 10 miles. Berkeley Heights has about 2 miles. Please let D. Stillinger know if you see contractors working in the ROW along with their company name and anything else you think is important.
- Task list for Cleanup. Please consider taking on a task, and if you do let Dot know. D. Stillinger.

RECENT LETTERS SENT

- March 2011. Letter to Chatham Township Committee concerning construction at Colony Pool. Letter to Chatham Township Committee concerning Open Space tax.
- January 2011. Letter to NJDEP concerning LOI application for B 14 L61.01. Letter to NJDEP concerning general permit application by PSE&G.

EVENTS

- SEAMLESS, every first Tuesday at 8 AM. Madison Library.
- Saturday April 9, 10:30-11am Township Municipal Building - Free Composting Workshop - and chance at getting free composters.
- Tuesday April 12, 7:30pm, Municipal Building. Township Green Team seeks more members.
- Wednesday April 13, 3pm. The Rocket Composter ribbon cutting ceremony.
- Thursday April 14, The Library of the Chatham's, 7:30pm. Eco Film & Discussion "A Chemical Reaction."
- Saturday, April 16, 8:30 a.m. - 1:00 p.m., Washington Avenue School, 102 Washington Ave. Chatham, NJ. Drop off used bicycles.
- Saturday April 16, 2011, 9:30 AM to 12:30 PM. CTEC's 9th Annual Open Space Cleanup.
- Tuesday, April 19, 2011, 11:30 am - 1:30 pm. Frelinghuysen Arboretum. Morris County Green Table Forum, The Sustainable Jersey Program in Morris County, The How To and Benefits. Guest Speaker: Donna Drewes - Co-Director, Institute for Sustainability Planning and Governance, MLUC @ TCNJ; Panelists: Kathy Murphy (Moderator) - Grant Coordinator, Mt. Olive Twp, Cindy Steffens - Chair, Chatham Borough Green Initiatives Committee, Paul Miller - Coordinator, Morristown Office of Sustainability.
- Saturday, May 7, 10 AM-4 PM. NJ Audubon Society May Day family festival. At the Scherman Hoffman Wildlife Sanctuary, 11 Hardscrabble Rd., Bernardsville, NJ 07924. www.njaudubon.org/go/MayDay. Free.
- Saturday, May 14, 2011, 8 am-5 pm. NJ Environmental Federation's 25th Anniversary Conference. Rutgers University Center for Law and Justice, Newark, NJ. Invited speakers: Lisa Jackson, Chris Christie. \$30. www.cleanwateraction.org/conf2011.

MAIL RECEIVED

- Minutes of meetings of Chatham Borough and Long Hill Environmental Commissions.
- Notice of upcoming workshops from ANJEC. Flyers & newsletters from ESRI.

CTEC MEETING ADJOURNED AT 10:00 PM.

Carolyn Scannelli
Minutes Secretary